

FORECAST 2009 OPERATING BUDGET

DATE: 09/10/09

PROPERTY: GLENWOOD COMMUNITY ASSOCIATION

OF UNITS 1950

8

PROPOSED

EXPENSES	2009 BUDGET	PER UNIT PER MONTH	2009 ACTUAL YTD	2009 PROJECTED	2010 BUDGET	PER UNIT PER MONTH
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ADMINISTRATIVE

INSURANCE	\$16,100.00	\$0.69	\$11,056.42	\$16,453.38	\$17,440.00	\$0.75
LEGAL	\$4,800.00	\$0.21	\$7,161.20	\$10,741.80	\$4,800.00	\$0.21
AUDIT	\$7,075.00	\$0.30	\$3,675.00	\$7,075.00	\$7,300.00	\$0.31
MANAGEMENT	\$106,095.00	\$4.53	\$69,081.30	\$103,621.95	\$109,808.00	\$4.69
POSTAGE	\$5,300.00	\$0.23	\$3,240.83	\$5,204.65	\$5,300.00	\$0.23
PRINTING	\$5,300.00	\$0.23	\$1,503.83	\$5,179.83	\$5,300.00	\$0.23
INSURANCE LOSSES	\$500.00	\$0.02	\$0.00	\$0.00	\$500.00	\$0.02
OFFICE SUPPLIES	\$5,250.00	\$0.22	\$3,473.30	\$5,209.95	\$5,250.00	\$0.22
EQUIP MAINTENANCE	\$8,100.00	\$0.35	\$5,810.95	\$8,716.43	\$8,800.00	\$0.38
MISC ADMIN	\$5,625.00	\$0.24	\$5,489.62	\$8,234.43	\$6,625.00	\$0.28
MISC SUPPLIES	\$3,500.00	\$0.15	\$1,279.99	\$1,919.99	\$2,400.00	\$0.10

UTILITIES

ELECTRIC	\$14,500.00	\$0.62	\$10,663.50	\$15,995.25	\$17,500.00	\$0.75
WATER	\$1,800.00	\$0.08	\$842.78	\$1,414.23	\$1,500.00	\$0.06
SEWAGE	\$350.00	\$0.01	\$101.66	\$259.43	\$275.00	\$0.01
TELEPHONE/INTERNET	\$5,300.00	\$0.23	\$2,887.84	\$4,216.92	\$5,000.00	\$0.21
SECURITY	\$1,360.00	\$0.06	\$894.24	\$1,246.35	\$1,437.00	\$0.06

MAINTENANCE

GENERAL	\$14,000.00	\$0.60	\$7,544.65	\$11,316.98	\$12,000.00	\$0.51
LANDSCAPING	\$14,250.00	\$0.61	\$5,877.95	\$8,816.93	\$10,000.00	\$0.43
GROUNDS	\$101,602.00	\$4.34	\$70,797.00	\$102,597.00	\$101,602.00	\$4.34
TRASH COLLECTION	\$6,700.00	\$0.29	\$4,549.38	\$6,824.07	\$7,000.00	\$0.30

RECREATIONAL

RECREATION	\$34,044.00	\$1.45	\$9,848.70	\$34,044.00	\$34,044.00	\$1.45
POOL CONTRACT	\$81,500.00	\$3.48	\$59,320.00	\$81,500.00	\$81,900.00	\$3.50
POOL MAINTENANCE	\$5,750.00	\$0.25	\$4,458.80	\$6,688.20	\$5,750.00	\$0.25
POOL SUPPLIES	\$750.00	\$0.03	\$370.64	\$555.96	\$650.00	\$0.03

OTHER

CAPITAL IMPROVEMENT	\$10,500.00	\$0.45	\$5,089.00	\$7,633.50	\$8,500.00	\$0.36
COMMUNICATIONS	\$2,730.00	\$0.12	\$1,852.50	\$2,730.00	\$2,730.00	\$0.12
CMTY CNTR FUND	\$73,000.00	\$3.12	\$48,405.36	\$72,608.04	\$73,000.00	\$3.12
MEMBERSHIP PARTICIP,	\$5,100.00	\$0.22	\$1,343.59	\$4,341.48	\$4,500.00	\$0.19

OPERATING RESERVE	\$16,226.00	\$0.70	\$10,817.32	\$16,225.96	\$16,227.00	\$0.70
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TOTAL EXPENSE	\$557,107.00	\$23.83	\$357,437.35	\$551,371.69	\$557,138.00	\$23.83
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ITEM	CURRENT COST	YEARS REMAINING	% OF TOTAL	YEARS FUNDING	PER YEAR DEPOSIT	PAYMENT PER UNIT PER MONTH
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SITE IMPROVEMENTS						
ASPHALT ROOF	\$40,000.00	15	2.23%	20	\$2,000.00	\$0.08
GROUNDS	\$19,500.00	12	2.23%	20	\$975.00	\$0.04
PLAYGROUNDS	\$90,780.00	5	18.49%	20	\$4,539.00	\$0.19
PAVILLIONS	\$25,000.00	2	4.24%	20	\$1,250.00	\$0.05
ASPHALT SURFACE	\$50,000.00	0	8.63%	20	\$2,500.00	\$0.11
FENCE	\$50,000.00	8	4.25%	20	\$2,500.00	\$0.11
POOL	\$64,800.00	13	13.58%	20	\$3,240.00	\$0.14
POOL DECK	\$75,000.00	2	1.34%	20	\$3,750.00	\$0.16
POOL HOUSE	\$30,000.00	10	1.34%	20	\$1,500.00	\$0.07
PUMP & FILTERS	\$65,000.00	17	13.99%	20	\$3,250.00	\$0.15
OFFICE BUILDING	\$750,000.00	17	12.79%	20	\$37,500.00	\$1.60
HVAC	\$25,000.00	15	1.90%	20	\$1,250.00	\$0.05
EQUIPMENT	\$30,000.00	0	4.47%	20	\$1,500.00	\$0.06
INTERIORS	\$45,000.00	15	4.69%	20	\$2,250.00	\$0.11
TOTAL RESERVE	\$1,360,080.00		100.00%		\$68,004.00	\$2.92
ANNUAL ASSESSMENT		PAYABLE IN THREE INSTALLMENTS OF \$107.00 EACH				\$321.00
MONTHLY EQUIVALENT					\$26.75	